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**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

<b>MEETING DATE</b> September 12, 2005	<b>CONTACT/PHONE</b> Ryan Hostetter (805) 788-2351	<b>APPLICANT</b> Bruno Bornino	<b>FILE NO.</b> CO 03-0231 SUB2003-00115
<b>SUBJECT</b> Request by Bruno Bornino for a vesting tentative parcel map to subdivide an existing 4.38 acre parcel into three parcels of 1.37(gross) acres for proposed parcel one, 1.22 (gross) acres for proposed parcel two, and 1.79 (gross) acres for proposed parcel three. The purpose of this subdivision is for the sale or lease of the new parcels. The project includes an existing improved road, and no new roads or offsite road improvements will be installed with this project approval. There is no grading associated with this approval. The project is within the industrial land use category and is located at 2115 Willow road, directly east (approx 0.89 miles) of the intersection of Sheridan Road and Highway One, approximately five miles south-east of the community of Oceano. The site is in the South County planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 03-0231 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 24, 2005 for this project. Mitigation measures are proposed to address cultural resources, hazardous materials, noise, public utilities/services, water, and wastewater and are included as conditions of approval.			
<b>LAND USE CATEGORY</b> Industrial	<b>COMBINING DESIGNATION</b> Local Coastal Program & Coastal Appealable Area	<b>ASSESSOR PARCEL NUMBER</b> 091-192-031	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> None applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> Minimum parcel size, setbacks			
<b>EXISTING USES:</b> Industrial			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Suburban/residential <i>South:</i> Industrial/industrial <i>East:</i> Residential Suburban/agriculture <i>West:</i> Industrial/vacant			
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, CDF, Assessor, Leonard Mansell, Cal Trans, Coastal Commission, Parks, and the Air Pollution Control District	
TOPOGRAPHY: Slightly sloping	VEGETATION: grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: January 4, 2005

**ORDINANCE COMPLIANCE:**

*Minimum Parcel Size*

Section 23.04.030 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Industrial land use category. The standards are based upon whether community water and/or sewer services are available to the site proposed for division. The proposed parcels meet all requirements for 1 acre parcels as follows:

SERVICES AND LOCATION	MINIMUM PARCEL SIZE
Outside urban or village reserve line	10 acres
On-site water and sewer	2.5 acres
Community water <u>or</u> sewer	1 acre
Community water <u>and</u> sewer	10,000 square feet

The project is located within the Callendar Garrett village reserve line and contains on site sewer and community water. *This project satisfies these requirements.*

Setbacks: The property to be subdivided contains an existing industrial structure. This structure is located entirely on proposed parcel no. 3 which is 1.79 acres. The existing structure will meet the new setbacks which are as follows: Front : 0 (for interior lots), side 0, and rear is 0. *This project complies with these standards.*

*Affordable Housing Fees*

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

**COMBINING DESIGNATIONS:**

*Section 23.07.120 - Local Coastal Program*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

*Section 23.01.043 - Appeals to the Coastal Commission*

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The project is appealable to the Coastal Commission because the site is located between the first public road (Highway 1) and the ocean.

STAFF COMMENTS: The proposed project was scheduled for the June 6, 2005 Subdivision Review Board hearing, but was continued off-calendar because staff received a response from Cal Trans (after the project was noticed) which could potentially change the project description. Cal Trans requested some further studies for sight distance which may include recommendations for widening Willow Road (Highway 1). Planning staff and the applicant spoke with Cal Trans and resolved their concerns by adding a condition of approval that requires the future development of the new parcels conduct a traffic analysis and/or site distance study which will more accurately reflect the type of use that will be going into the proposed parcels. In other words, requiring a traffic study for this project is premature because site distance is the key issue and site distance will not be known until structures are proposed. At this point no construction and no use is proposed on the new parcels. Future development of these properties will require a land use permit, and they are appealable to the Coastal Commission.

AGENCY REVIEW:

Public Works- Recommend approval.

Environmental Health – See letter dated October 19, 2004 (attached to Initial Study).

County Parks –Require detached trail along Willow Road to A-1x standards. Require payment of quimby and/or applicable building division fees.

CDF – See letter dated April 22, 2004 attached.

Cal Trans – See letter dated May 3, 2005 and June 14, 2005

California Coastal Commission – None received.

LEGAL LOT STATUS:

The lot was legally created by a recorded map CO 77-0099 at a time when that was a legal method of creating lots.

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## FINDINGS - EXHIBIT A

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 24, 2005 for this project. Mitigation measures are proposed to address cultural resources, hazardous materials, noise, public utilities/services, water, and wastewater and are included as conditions of approval.

### *Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Industrial land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of small industrial and/or light hand manufacturing uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support the existing small industrial use, and two additional industrial structures/uses.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site will not require major improvements or grading prior to map recordation. The site is nearly level, has developed paved access off of Willow Road, and future development of these parcels will require a land use permit and coastal development permit which will receive environmental review based on the specific proposals for the newly created parcels. Creation of the proposed parcels does not disrupt any wildlife habitat as the site contains mostly grasses, no trees, and has previously been disturbed.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

### *Coastal Access*

- J. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

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**EXHIBIT B**

**CONDITIONS OF APPROVAL FOR CO 03-0231**

**Approved Project**

1. Request by Bruno Bornino for a vesting tentative parcel map to subdivide an existing 4.38 acre parcel into three parcels of 1.37(gross) acres for proposed parcel one, 1.22 (gross) acres for proposed parcel two, and 1.79 (gross) acres for proposed parcel three. The purpose of this subdivision is for the sale or lease of the new parcels. The project includes an existing improved road, and no new roads or offsite road improvements will be installed with this project approval. There is no grading approved with this project.

**Access and Improvements**

2. A private easement be reserved on the map for access to lot 3.
3. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
4. Prior to recordation or approval of improvement plans whichever comes first, the applicant shall provide a letter of compliance with County Parks for review and approval of a detached trail along the Willow Road frontage to the County's A-1 (x) detached trail standards.

**Improvement Plans**

4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

**Drainage**

5. Submit complete drainage calculations to the Department of Public Works for review and approval.
6. If calculations so indicate, drainage must be retained/detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
7. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
  - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.

**Utilities**

8. Electric and telephone lines shall be installed underground or overhead.

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**Covenants, Conditions and Restrictions**

9. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
  - a. On-going maintenance of *drainage basin* / *adjacent* landscaping in a viable condition on a continuing basis into perpetuity.
  - b. Maintenance of all local streets within the subdivision.
  - c. Notification to all future property owners that any future development or grading of the properties cannot be conducted until a cultural resource investigation is conducted on the properties. This investigation shall be reviewed and approved by the county, and conducted by a qualified individual on the county's approved list,

**Miscellaneous**

10. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
11. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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Staff report prepared by Ryan Hostetter  
and reviewed by Matt Janssen

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING COMMUNITY WATER AND SEPTIC TANKS

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal systems shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.



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10. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning and Health Departments for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
11. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
12. An encroachment permit be obtained from the California Department of Transportation for any work to be done on the state highway.
13. Any existing reservoir or drainage swale on the property shall be delineated on the map.
14. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
15. Required public utility easements be shown on the map.
16. Approved street names shall be shown on the map.
17. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
18. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
19. Any private easements on the property shall be shown on the map with recording data.
20. All conditions of approval herein specified, unless otherwise noted, are to be complied with prior to the filing of the map.
21. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
22. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
23. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees shall be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (Rh)

**ENVIRONMENTAL DETERMINATION NO. ED04-300**

**DATE: March 24, 2005**

**PROJECT/ENTITLEMENT:** Bornino Parcel Map SUB2003-00115

**APPLICANT NAME:** Bruno Bornino

**ADDRESS:** 1183 Shannon Lane, Arroyo Grande, CA, 93420

**CONTACT PERSON:** Ben Maddalena, Central Coast Engineering, 396 Buckley Road Ste 1 San Luis Obispo, CA 93408

**Telephone:** 805-544-3278

**PROPOSED USES/INTENT:** Request by Bruno Bornino to subdivide an existing 4.38 acre parcel into three parcels of 1.37, 1.22, and 1.79 acres each for the purpose of sale and/or development of each proposed parcel. The project is within the Industrial land use category.

**LOCATION:** The project is located at 2115 Willow Road, approx one mile east of Sheridan Road in the Callendar-Garrett Village area on the Nipomo Mesa, approximately five miles southeast of the community of Oceano. The site is in the South County planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....5 p.m. on April 7, 2005**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**

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California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

**PROJECT TITLE & NUMBER:** Bornino Parcel Map SUB2003-00115

**Project Applicant**

Name: Bruno Bornino  
Address: 1183 Shannon Lane  
City, State, Zip Code: Arroyo Grande, CA 93420  
Telephone #: (805) 801-1759

**PROJECT DESCRIPTION/LOCATION:** See attached Notice of Determination

**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_.
- ( ) Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ryan Hestetter for  
**Ellen Carroll**, Environmental Coordinator  
County of San Luis Obispo

Date: 3/17/05

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**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Bornino Parcel Map; ED04-300; SUB2003-00115

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

RYAN Hostetter Ryan Hostetter 3/17/05  
Prepared by (Print) Signature Date

Steven McMaster Ellen Carroll 3/16/05  
Reviewed by (Print) Signature (for) Environmental Coordinator Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** Request by Bruno Bornino to subdivide an existing 4.38 acre parcel into three parcels of 1.37, 1.22, and 1.79 acres each for the purpose of sale and/or development of each proposed parcel. The project is within the Industrial land use category. The project includes an existing improved road, and no new roads or offsite road improvements will be installed with this project approval. There will be no grading with this approval and no cubic yards of material removed. The project is located on the south side of Willow Road (at 2115 Willow Road), approx 0.9 miles east of the intersection of Sheridan Road in the Callender-Garrett Village area on the Nipomo Mesa, approximately five miles south-east of the community of Oceano. The site is in the South County planning area. The site is in the South County planning area.

**ASSESSOR PARCEL NUMBER(S):** 091-192-031

**SUPERVISORIAL DISTRICT #** 4

**B. EXISTING SETTING**

**PLANNING AREA:** South County (Coastal), Callender-Garrett

**LAND USE CATEGORY:** Industrial

**COMBINING DESIGNATION(S):** Coastal Appealable Zone, Local Coastal Plan/Program

**EXISTING USES:** Industrial

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Grasses

**PARCEL SIZE:** 4.38 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

*North:* Residential Suburban; residential

*East:* Residential Suburban; agriculture

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South: Industrial; industrial uses	West: Industrial; undeveloped
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### C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

#### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in a predominantly industrial neighborhood along Highway 1. The north side of Willow Road (Highway 1 in this area) contains new residences, and the south side of Willow Road is mostly industrial with some agricultural uses. The project site is adjacent to an existing agricultural operation directly to the east, and a vacant industrial parcel directly to the west. The adjacent property directly to the south is vacant and is in the Industrial land use category.

**Impact.** The project site is expected to develop with commercial or industrial uses similar to others in the Callendar Garrett area. No significant visual impacts are expected to occur with this subdivision.

**Mitigation/Conclusion.** No development is proposed with this application, therefore no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include:

(coastal) Oceano sand (0-9%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil class is "IV".

**Impact.** The project is located in an industrial area with no agricultural activities occurring on the property. No impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** The proposed parcels will be developed with commercial or industrial uses. These uses will be evaluated at the time of project application. Future development and uses on the proposed

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parcels will require a discretionary permit for approval, and air quality issues will be evaluated at that time based on the specific use proposed. As proposed, this subdivision will not result in the disturbance of any land, and will not include any construction. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

4. <b>BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is located within the Santa Barbara vernal pool region.

The project site is located within an area that has identified vernal pool habitat as determined by aerial survey mapping by the U.S. Fish and Wildlife Service.

The project site is located within an area designated as a critical habitat for the vernal pool fairy shrimp. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Located north of parcel about .10 miles - Dune Larkspur (*Delphinium parryi* ssp *blochmaniae*)

Wildlife: Vernal Pool Fairy Shrimp and located north of parcel within 1 mile Monarch Butterfly (*Danaus plexippus*)

Habitats: Santa Barbara vernal pool region

**Impact.** The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.



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**5. CULTURAL RESOURCES -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project site is expected to develop with commercial or industrial uses similar to others in the area. Applications for development of these parcels will include archaeological surveys which will evaluate the site for archaeological resources. This application for a proposed parcel map is not expected to have any impacts to cultural resources.

**Mitigation/Conclusion.** The applicant shall disclose to future owners of the proposed parcels that they will be required to complete archaeological surveys prior to any site development. No significant cultural resource impacts are expected to occur with the proposed subdivision, and no mitigation measures are necessary.

**6. GEOLOGY AND SOILS -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines &amp; Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## 6. GEOLOGY AND SOILS -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is nearly level. The project site is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately .60 miles to the north. As described in the NRCS Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** - The soil types include: (coastal)  
Oceano sand (0-9%)

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** The project as proposed is a three lot subdivision and does not include any construction activities.

**Mitigation/Conclusion.** There is no evidence that measures above what will already be required by ordinance or codes are needed.

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<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** Future development may include commercial or industrial uses that could include toxic or hazardous materials. Future uses will be subject to all state and local regulations regarding the use, storage, and disposal of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No impacts as a result of hazards or hazardous materials are anticipated with this proposed parcel map, and no mitigation measures are necessary.

<b>8. NOISE - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Setting.** The project site is adjacent to residentially zoned properties directly to the east. Future commercial or industrial uses of the proposed parcels may have a significant noise effect on these neighboring residential parcels. Currently the residential property adjoining the proposed project site is undeveloped and is being used for agricultural production, however could be developed with residential homes in the future.

**Impact.** Future commercial or industrial development of these proposed parcels may possibly have a noise impact to the neighboring residentially zoned properties. The proposed uses will require noise evaluations at the time of application.

**Mitigation/Conclusion.** The project is required to keep all uses on the property at acceptable noise levels so that it does not inhibit the residential enjoyment of the neighboring residences. No mitigation measures above what is already required by the ordinance, and specifically the noise element, will be required to reduce noise impacts to a less than significant level.

## 9. POPULATION/HOUSING -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. The subject project is an industrial subdivision and is not subject to this fee.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no

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mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES -**  
*Will the project have an effect upon,  
 or result in the need for new or  
 altered public services in any of the  
 following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Callendar-Garrett LCP Village Reserve) is approximately .8 miles to the west. The closest Sheriff substation is in Oceano, which is approximately 6 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

**Impact.** The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

**11. RECREATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impacts.** The property is located within an area designated for a trail easement along Willow Road. The project was referred to County Parks on April 2, 2004 and the referral response included a requirement to include an easement along the Willow Road frontage to satisfy the County's A-1 (x) detached trail standard.

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**Mitigation/Conclusion.** The project is conditioned to contain a detached trail along the Willow Road frontage on the property which will reduce impacts to recreational opportunities to a less than significant level.

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto the following public road(s): private road off of Willow Road (existing paved driveway). The identified roadway is operating at acceptable levels. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

**Impact.** The proposed project has the potential to create more traffic trips depending upon the future use of the proposed parcels. All future development of the proposed parcels will require a discretionary permit from the County.

**Mitigation/Conclusion.** No significant traffic impacts were identified for the proposed parcel map, and no mitigation measures are necessary. South county traffic impact fees will be paid at the time of building permits for the development of the proposed parcels.

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**13. WASTEWATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics limitations identified. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

**Impact.** The project proposes to use an individual on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system. (The following reports were completed to show that an on-site system would be able to meet Basin Plan criteria: Earth Systems Pacific Percolation Test Results dated December 7, 2004)

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

**14. WATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**14. WATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use a community system (Woodland Park Mutual Water Company) as its water source. Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately .60 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** Future development of these properties will intensify the water usage on the proposed parcels. The determination of how much water usage will be at the time of application for the future development of the properties, and will be dependent upon the uses of the site. No impacts to water quality or quantity are expected to occur with the approval of this parcel map.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

**15. LAND USE - Will the project:**

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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**15. LAND USE - Will the project:**

Inconsistent

Potentially  
Inconsistent

Consistent

Not  
Applicable

e) Other: \_\_\_\_\_

☐
☐
☐
☐

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially  
Significant

Impact can  
& will be  
mitigated

Insignificant  
Impact

Not  
Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☐
☒
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☐
☒
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b>Contacted</b>	<b>Agency</b>	<b>Response</b>
<input checked="" type="checkbox"/>	County Public Works Department	<b>In File**</b>
<input checked="" type="checkbox"/>	County Environmental Health Division	<b>Attached</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Air Pollution Control District	<b>None</b>
<input checked="" type="checkbox"/>	County Sheriff's Department	<b>None</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Coastal Commission	<b>None</b>
<input type="checkbox"/>	CA Department of Fish and Game	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry	<b>None</b>
<input checked="" type="checkbox"/>	CA Department of Transportation	<b>None</b>
<input type="checkbox"/>	Community Service District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other <u>County Parks</u>	<b>Attached</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	



10-26 E2610  
County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489  
San Luis Obispo, California 93406  
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.  
County Health Officer  
Public Health Director

Curtis A. Batson, R.E.H.S.  
Director

October 19, 2004

Central Coast Engineering  
396 Buckley Road, Suite 1  
San Luis Obispo, CA 93401

ATTN: BEN MADDALENA  
RE: TENTATIVE PARCEL MAP CO 03-0231/SUB 2003-00115  
(BORNINO)

**This letter will supersede the previous letter dated March 9, 2004.**

Water Supply

This office is in receipt of a preliminary can and will serve letter from the Woodland Park Mutual Water Company to provide water to the above referenced project.

Be advised that a final will serve letter will be required prior to recordation of the final map. Water distribution improvements shall be built to each parcel or construction of the water line improvements may be delayed by way of a county approved performance bond.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet county and state requirements, should adequately serve the parcels. A system is currently located on proposed parcel 3. Comprehensive soil testing will be required for proposed parcel 1 and 2 prior to hearing before the Subdivision Review Board.

CO 03-0231 is approved for Health Agency subdivision map processing.

*Laurie A. Salo*

LAURIE A. SALO, R.E.H.S.  
Senior Environmental Health Specialist  
Land Use Section

c: Kami Griffin, County Planning  
South County Team, County Planning  
Woodland Park Mutual Water Co.

10-27

9



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

SF

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

march 19, 2004 04/02/04

FROM:

Parks - Jan Dielo

TO:

So. County Team

(Please direct response to the above)

CO03-0231  
SUB2003-00115/Bruno  
Project Name and Number

Development Review Section (Phone: 788-788-2009)

PROJECT DESCRIPTION: 3 Lot Tentative Map.

Return this letter with your comments attached no later than:

~~March~~ April 2, 2004

## PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

## PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to Part III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

## PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

(1) Require payment of Quimby Fees and applicable Building Division fees.

(2) Require a detached trail along the Willow Rd frontage to meet County's A-1(x) detached trail standard. NO base in trail. Trail subject to Parks review and approval.

Date

04/02/04

Name

JAN Di Leo

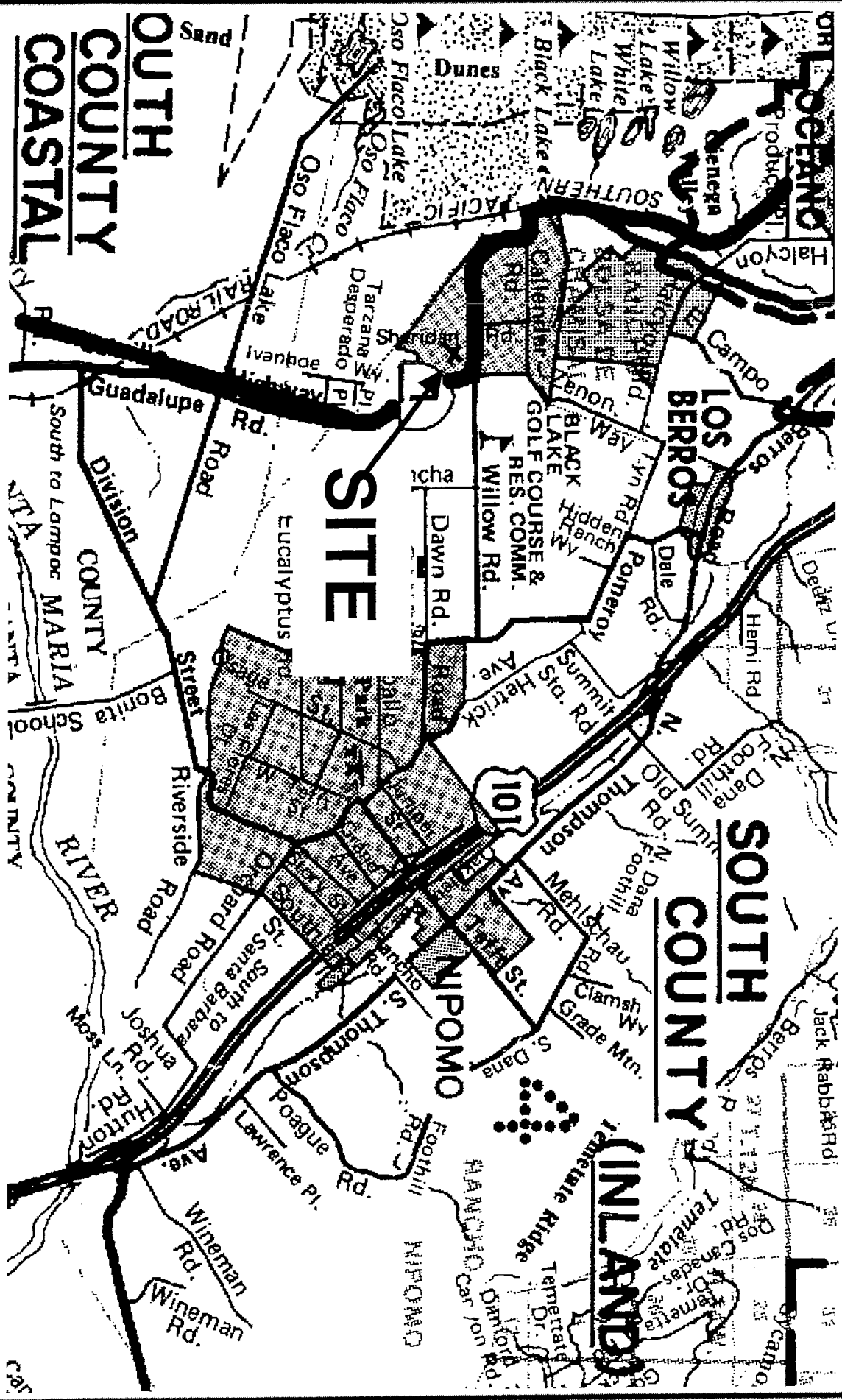
Phone

X4089.

prior to final map clearance or improvement plan approval - whenever occurs. first.

Revised 4/4/03

10-78



PROJECT

Parcel Map

Bornino SUB2003-00115

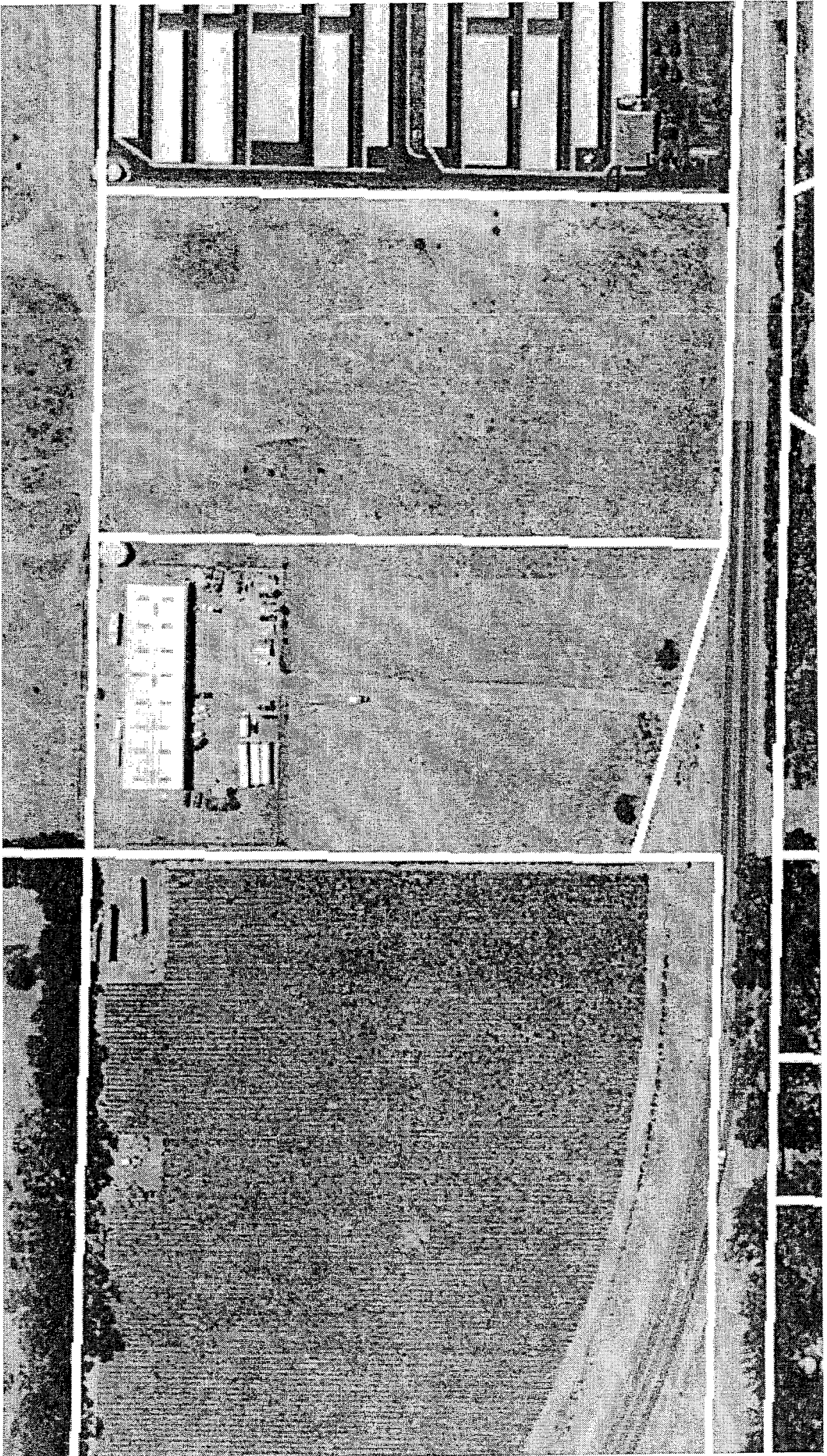


EXHIBIT

Aerial Photo

10-29

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



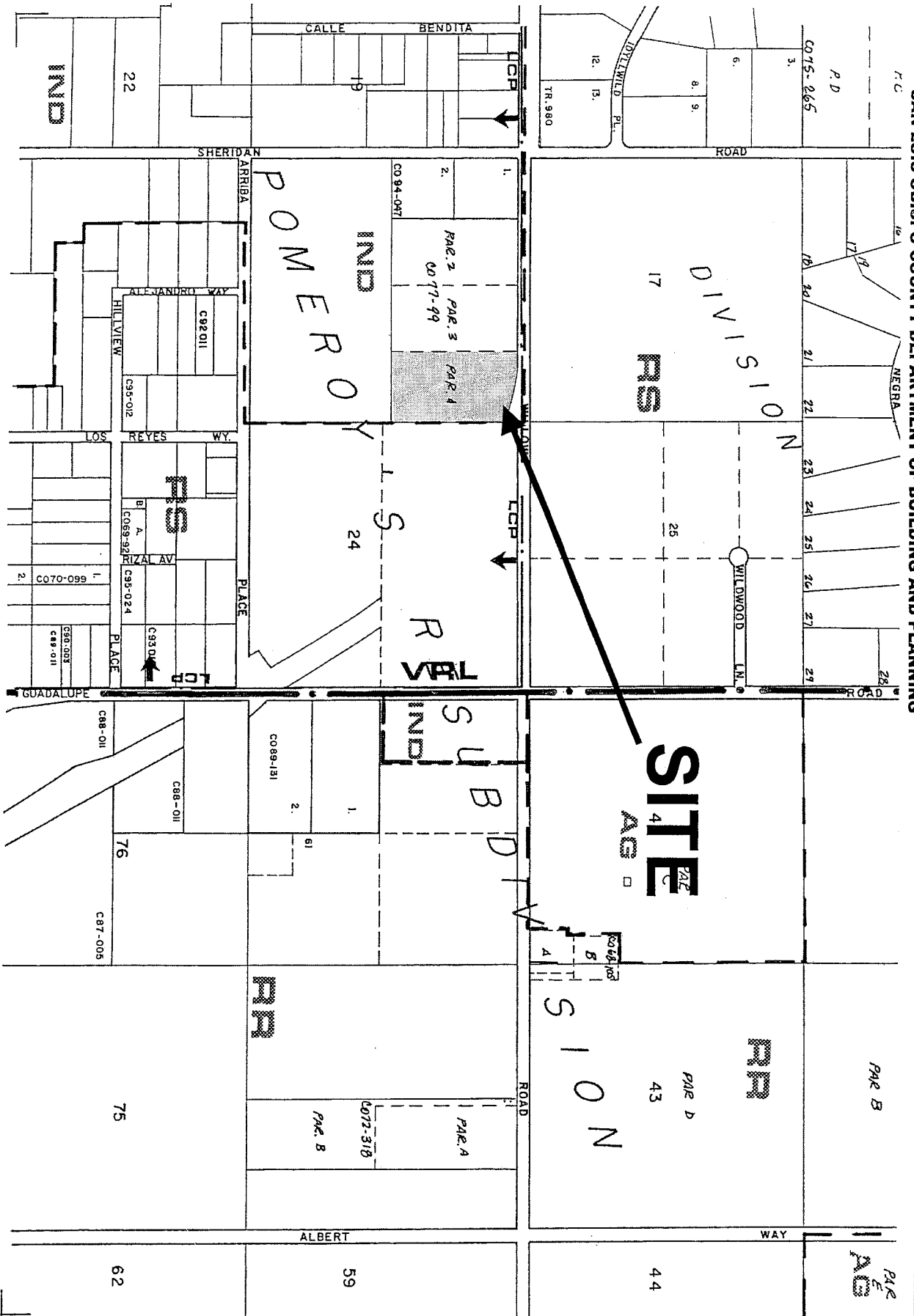
PROJECT

Parcel Map  
Bornino SUB2003-00115



EXHIBIT

Aerial Photo



## PROJECT

## Parcel Map

Bornino SUB2003-00115



**EXHIBIT**

Land Use Category Map-IND





## Parcel Map

Bornino SUB2003-00115



**EXHIBIT**

## Vesting Tentative Parcel Map





10-33

E 2610

**Woodland Park Mutual Water Co.**

Office: 729 Calle Bendita  
P.O. Box 667  
Arroyo Grande, CA 93421

Phone (805) 343-0101  
FAX (805) 343-2234

**INTENT TO SERVE**

August 28, 2004

RE: APN# 091-192-031, Proposed Subdivision of Lot 4.

To Whom It May Concern,

The Woodland Park Mutual Water Company intends to supply water to the above named properties for domestic water use. This "Intent to Serve" is conditional on the following:

- ☐ That the existing well is given to this Company and becomes a part of the Company's system, provided that the existing well passes the required water quality testing as outlined by the San Luis Obispo County Health Department.
- ☐ That the Buyers of the proposed lots purchase a share in this Company, as outlined in the Company's By-Laws.

A "WILL SERVE LETTER" will be issued to above named Lots after a permit from the Department of Corporations is obtained by this company that allows us to issue Shares to the buyers of lots in the proposed subdivision.

This "INTENT TO SERVE" letter is being issued to help the Owner of the above property meet the requirements of the San Luis Obispo County Building Department.

Please call with any questions.  
Sincerely,



Gail Dunlap Johnson  
Secretary

Post-it® Fax Note	7671	Date	10/25/04	# of pages	1
To	RYAN	From	L. SALO		
Co./Dept.	PLANNING	Co.	ENV. HEALTH		
Phone #		Phone #	781-5551		
Fax #	781-1242	Fax #	781-4211		



10-34  
County of San Luis Obispo • Public Health Department

*Environmental Health Services*

2156 Sierra Way • P.O. Box 1489  
San Luis Obispo, California 93406  
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.  
County Health Officer  
Public Health Director

Curtis A. Batson, R.E.H.S.  
Director

October 19, 2004

Central Coast Engineering  
396 Buckley Road, Suite 1  
San Luis Obispo, CA 93401

**ATTN: BEN MADDALENA**  
**RE: TENTATIVE PARCEL MAP CO 03-0231/SUB 2003-00115**  
**(BORNINO)**

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**CO 03-0231** is approved for Health Agency subdivision map processing.

*Laurie A. Salo*

LAURIE A. SALO, R.E.H.S.  
Senior Environmental Health Specialist  
Land Use Section

c: Kami Griffin, County Planning  
South County Team, County Planning  
Woodland Park Mutual Water Co.

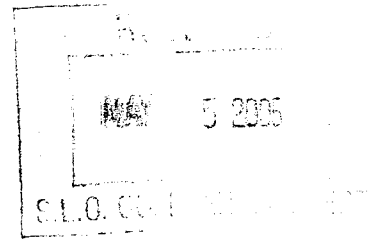
10-35

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3111  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.gov/dist05>



*Flex your power!  
Be energy efficient!*



May 3, 2005

SLO - 1 PM 5.27  
Bruno 3-Lot Tentative Map  
C0 03-0231/Sub 2003-00115

New Project Referral

Ms. Ryan Hostetter, Planner  
Department of Planning & Building  
County of San Luis Obispo  
County Government Center  
San Luis Obispo, CA. 93408

Dear; Ms. Hostetter

The California Department of Transportation (Department) has reviewed the above referenced project and as a result, the following comments were generated.

It appears from early aerial photography that this parcel had a connection to State Route (SR) 1 prior to the Department's fairly recent curve-correction project at the SR 1/Willow Road Intersection. Prior to the curve-correction project, the SR1/Willow Road Intersection was essentially a T-intersection, with SR 1 making the turn at a 90 degree angle. Traffic would have to slow to approximately 20 miles per hour to safely negotiate the turn.

With the construction of the curve-correction, traffic on SR 1 at the Bruno, 3-lot subdivision ingress/egress onto SR 1 now has to contend with much higher traffic speeds and a potential stopping sight distance/corner sight distance issue. There is a potential safety issue with the higher traffic speeds allowed by the curve correction and the additional proposed project traffic coming out of the existing driveway onto SR 1.

The Department therefore requests that the Lead Agency require the applicant to prepare a stopping sight distance/corner site distance traffic study at the proposed/existing project driveway connection to SR 1. The traffic study will need to be performed by a licensed traffic engineer.

Ms. Hostetter  
May 3, 2005  
Page 2

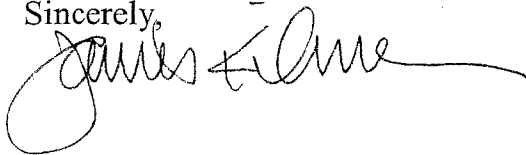
10-36

If the proposed project will be constructing any improvements in the State's Right of Way (R/W) at the driveway connection to SR 1, then the applicants will be required to apply for an encroachment permit from the Department. Please contact Mr. Steve Senet, Senior Permit Engineer (549-3206) for more information regarding the encroachment permit process. All work done in the State's R/W will be done to the Department's engineering and environmental standards, at no cost to the State.

Also, please set as a condition of occupancy the requirement that the project applicant substantiate that any conditions stipulated in the encroachment permit were completed to Department standards (through a letter of acknowledgement from the Department Permits Office). The wording of this condition should further stipulate that the Department's verification letter will be submitted to the Lead Agency prior to and as a precondition of, the issuance of the Certificate of Occupancy.

Thank you for the opportunity to comment on the Bruno 3-lot Tentative Map. If you have any questions, please contact me at 549-3683.

Sincerely,



James Kilmer  
District 5  
Development Review/CEQA Coordination

cc: File, D. Murray, R. Barnes, S. Senet

10-37

## DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3111  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.gov/dist05>



*Flex your power!  
Be energy efficient!*

June 14, 2005

SLO - 1 PM 5.27  
Bruno 3-Lot Tentative Map  
C0 03-0231/Sub 2003-00115

Rebuttal to Central Coast  
Engineering Letter of objection  
May 19, 2005 - E2610

Ryan Hostetter, Planner  
Department of Planning & Building  
County of San Luis Obispo  
County Government Center  
San Luis Obispo, CA. 93408

Dear; Ms. Hostetter

The California Department of Transportation (Department) has noted the above referenced letter of objection and as a result, the following comments were generated.

It is the County's discretion as to when the Lead Agency chooses to condition this project to complete a traffic study by a Licensed Traffic Engineer to investigate the project's potential for corner and stopping sight distance issues at the ingress/egress location at State Route 1. Commencing the corner/stopping sight distance study after the project is formally scoped and an application received rather than relying on the project description in the lot split application will make it easier to more specifically identify this project's impacts through trip generation numbers.

The items (1-3) listed in the summary of letter of objection should not be considered as substantive evidence offered in lieu the requested traffic study. Only a licensed traffic engineer can confirm or deny potential corner/sight distance, safety issues on State highway facilities. Please disregard these summary comments until such time that the formal traffic study is completed.

RECEIVED

JUN 15 2005

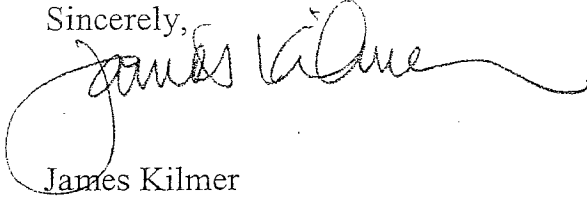
Planning & Bldg

10-38

Ms. Hostetter  
June 14, 2005  
Page 2

Thank you for the opportunity to comment on the Bruno 3-lot Tentative Map. If you have any questions, please contact me at 549-3683.

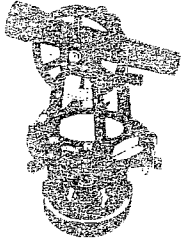
Sincerely,

A handwritten signature in black ink, appearing to read "James Kilmer", with a large, stylized loop at the beginning.

James Kilmer  
District 5  
Development Review/CEQA Coordination

cc: File, D. Murray, R. Barnes, B. Maddalena – Central Coast Engineering

10-39



CENTRAL COAST  
ENGINEERING

396 Buckley Road, Suite 1  
San Luis Obispo  
California 93401  
(805) 544-3278  
FAX (805) 541-3137

May 19, 2005  
E2610

Department of Transportation  
50 Higuera Street  
San Luis Obispo, CA 93403  
Attn: James Kilmer

Subject: SLO PM 5.27 Bruno 3- Lot Map CO-03-0231 New Project Referral

Dear Mr. Kilmer,

Mr. Bruno Bornino received a notice on April 25, 2005, that the project had received a negative declaration and that it was scheduled for a hearing on the 6<sup>th</sup> of June 2005. (Attached.)

On the 5<sup>th</sup> of May, we received another letter (attached) from the planning office that a stopping site distance/corner site distance study at the existing project driving connection SRI and the processing would be suspended until all necessary reports were submitted and approved by Cal Trans. They needed the following:

1. Provide the necessary traffic study for review and approval by Cal Trans.
2. Provide a letter from Cal Trans stating that the reports meet their requirements and any mitigation measures that they may have for the proposed parcel map. We will need to include these mitigation measures as part of the environmental review.

Our reason for objection:

1. There was no change in the land use.
2. We received a negative declaration and were prepared to meet with the Subdivision Review Board for Approval Prior to receipt of your letter.
3. In review of the Cal Trans record, we did not receive any notice of a problem with our existing entrance onto Highway 1 since we have had zoning and use of the entrance since 1978, 27 years. We do not believe that the addition of two lots on a parcel that is already zoned for commercial use is a reason for environmental impact report, especially since when the land



10-40

is used, another impact report will be required. At that time you have an opportunity to request a traffic study when the traffic will be known..

4. I examined the records of Cal Trans and found this:

1. The County gave you a negative declaration on the 15th of February 2002. In that negative declaration.(Attached)

- C. As conditioned, the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the project will improve traffic safety along this stretch of Highway 1 and Willow Road. Installation and operation of such a facility will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Cal Trans and Public Works road requirements designed to address health, safety and welfare concerns.
- D. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because this is replacing the existing section of roadway, and will not impact any existing structures.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads affected by this project as it is replacing the existing sections of Highway 1 and Willow Road and improving traffic safety.
- H. On the basis of the Categorical Exemptions prepared by Cal Trans for the project, there is not substantial evidence that the project will have a significant effect on the environment.
- L. The structure is designed and sited to minimize erosion impacts on adjacent properties that may be caused by the structure.

We also note that the entrance is 1100 feet from the intersection with Willow Road. It has level sight distance for more than 1200 feet in each direction. Cal Trans has purchased the property to the east. According to table 203.2 of the Highway Design Manual, you need 1049' sight distance for a design speed of 90M.

In summary:

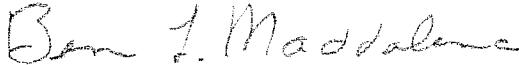
- 1. There is no harm from using the present intersection between the zoned commercial property and Highway 1.
- 2. It was substantiated in the previous Environmental Impact Report completed 2 times.

10-41

3. The sight distance is clear for 1100 feet on both sides, one of which is owed by Cal Trans. Sight distance meets Cal- trans standards.
4. Before the use of the front two one acre lots is made, Cal Trans has an opportunity to address the entrance with an EIR.
5. There is sufficient land to be sold back to the client by Cal Trans to widen the front 45 feet.

We request that our client be excused by Cal Trans which has no problem with Parcel Map CO-03-0231 that has been in the process for two years. Given approval it is free to advance to the Subdivision Review Board.

Very truly yours,



Ben L. Maddalena

Cc: Pat Beck  
Ryan Hosetter